

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, NOVEMBER 8, 2016  
1:30 P.M. CITY COUNCIL CHAMBER  
(CITY HALL 1E07)**

## **PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, NOVEMBER 8, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.**

### **A. OLD BUSINESS:**

- 1. ZONING DOCKET 101/16 – Request by CITY COUNCIL MOTION NO. M-16-400 for a Conditional Use to permit a Batching Plant in a GPD General Planned Development District, on Parcel 5, Section A S S, Lot 89, in the Third Municipal District, bounded by Chef Menteur Highway and Recovery Way. The municipal address is 17432 CHEF MENTEUR HIGHWAY. (PD 10) (SL) (DEFERRED FROM THE OCTOBER 11, 2016 CITY PLANNING COMMISSION MEETING. WITHDRAWN BY APPLICANT.)**
  
- 2. ZONING DOCKET 102/16 – Request CITY COUNCIL MOTION NO. M-16-403 for a text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district to be named “Convention Center Height Overlay District” that is intended to create additional height allowances for sites currently zoned MU-2 to establish an FAR allowance of 12, on Squares 40, 41, 42, 43, 31 and 20B, in the First Municipal District, bounded by the Pontchartrain Expressway, Mississippi River floodwall, Orange Street, and Tchoupitoulas Streets. The municipal addresses are 1301 CONVENTION CENTER BOULEVARD, 1455 SOUTH PETERS STREET, 1400 SOUTH PETERS STREET, 301 RACE STREET, 1465 SOUTH PETERS STREET, 1500 TCHOUPITOULAS STREET, 1510 TCHOUPITOULAS STREET, 1528**

TCHOUPITOULAS STREET, 417 ORANGE STREET, 431 ORANGE STREET, 400 RACE STREET, AND 351 RACE STREET. (PD 2) (NK) (DEFERRED FROM THE OCTOBER 11, 2016 CITY PLANNING COMMISSION MEETING)

3. **ZONING DOCKET 106/16** – Request by ST JOHN # 5 BAPTIST CHURCH for a Conditional Use to permit a community center in an S-RD Suburban Two-Family Residential District on Square 2671, Lots 17 and 18, in the Third Municipal District, bounded by Hamburg, Foy, and Milton Streets and Paris Avenue. The municipal addresses are 3829-3833 HAMBURG STREET. (PD 4) (CB) (DEFERRED FROM THE OCTOBER 11, 2016 CITY PLANNING COMMISSION MEETING)
4. **ZONING DOCKET 108/16** – Request by THOMAS SCHOENBRUN AND PATRICIA RICHARDSON SCHOENBRUN for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-RM1 Historic Urban Multi-Family Residential District and an Amendment to Ordinance No. 17,996 MCS (Zoning Docket 113/96) to permit a Principal Bed and Breakfast, on Square 338, Lot J, in the Sixth Municipal District, bounded by Perrier, Milan, Prytania and Marengo Streets. The municipal addresses are 4117-4119 PERRIER STREET. (PD 2) (SL) (DEFERRED FROM THE OCTOBER 25, 2016 CITY PLANNING COMMISSION MEETING)

**B. NEW BUSINESS:**

5. **ZONING DOCKET 111/16** – Request by EUPHROSINE PROPERTIES, LLC for a Text Amendment to the Comprehensive Zoning Ordinance to add “Amusement Facility, Indoor” as a permitted use in the BIP Business-Industrial Park District. (SL)
6. **ZONING DOCKET 112/16** – Request by LIBERTY BANK AND TRUST COMPANY for a Text Amendment to the Comprehensive Zoning Ordinance to change the maximum building height regulation in the C-1 General Commercial District and the C-2 Auto-Oriented Commercial District from “40’ & no more than 3 stories” in both districts to “65’ & no more than 5 stories” in both districts. (NJ)
7. **ZONING DOCKET 113/16** – Request by LIBERTY BANK AND TRUST COMPANY for a Text Amendment to the Appendix A of the Comprehensive Zoning Ordinance to specify the “MU-1 Medium Intensity Mixed-Use District” zoning district as consistent with the “Neighborhood Commercial (NC)” Master Plan future land use map designation. (KB)
8. **ZONING DOCKET 114/16** – Request by CITY COUNCIL MOTION M-16-428 for a Text Amendment to the Comprehensive Zoning Ordinance to add

“Educational Facility, Primary” and “Educational Facility, Secondary” as permitted uses in the HU-B1 Neighborhood Business District and the HU-MU Neighborhood Mixed-Use District. **(BD)**

9. **ZONING DOCKET 115/16** – Request by INFINITY PETROLEUM, LLC AND PRATT LANDRY FAMILY TRUST, LLC for Conditional Uses to permit a gas station with retail sales of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 678, Lots R, S, 9, 10, and C or 6 or C-1 or S, R, C, P, 9, 10, C or 6 or C-1 and B Pts. 9 and 10 or A, B, C, R, S, and C or 6 or C-1, in the First Municipal District, bounded by Tulane Avenue, South Jefferson Davis Parkway, and D’Hemecourt and South Rendon Streets. The municipal addresses are 3321-3327 TULANE AVENUE. (PD 4) **(TA)**
10. **ZONING DOCKET 116/16** – Request by PETER A. ASCANI, JR. for a Conditional Use to permit a standard restaurant with the sale of alcoholic beverages in an S-LB1 Lake Area Neighborhood Business District and a CT Corridor Transformation Design Overlay District, on Square 423, Lot 31A, in the Second Municipal District, bounded by Canal Boulevard, Homedale Street, Hawthorne Place, and Florida Boulevard. The municipal address is 5606 CANAL BOULEVARD. (PD 5) **(SK)**
11. **SUBDIVISION DOCKET 121/16** – Request by LAHASKY DEVELOPMENT GROUP, LLC to re-subdivide Lot B-1 into Lots B1A and B1B, Square 896, in the Third Municipal District, bounded by N. Prieur, Columbus, N. Roman, and Kerlerec Streets. The municipal address is 1408 N. Prieur. (PD 4) **(DA)**
12. **SMART HOUSING MIX ORDINANCE PUBLIC HEARING** – Public hearing for a study on the creation and implementation of an ordinance that leverages market rate development activity to build and preserve lower-priced housing, such as by requiring or incentivizing the addition of lower-priced homes and apartments within otherwise market-rate developments, and to recommend potential changes to the Comprehensive Smart Housing Mix Ordinance Zoning Ordinance and other applicable codes, if necessary.

**C. OTHER BUSINESS:**

13. **CONSIDERATION** – Ratification of Actions Relative to Certified Subdivisions. **(SKK)**
14. **CONSIDERATION** – Proposed 2017 regular meeting schedule.

**OTHER MATTERS:**

- A. Adoption of the minutes of the October 25, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk